

Summary Lead Appr: Clerk: Lead Clerk: Appr: MDL Lob JW Print Date: 1/25/2024

Acct ID: 536760 MTL: 094W130001200 Date: 6/7/25 Appr: MDL Prop Class: 551 RMV Prop Class: 551  
Situs: 4043 BUENA VISTA RD S JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 80359 Year: 2024

Last Date Appraised: 12/31/2009 Appraiser: MATT LORD Retag: Y (N) Tag info:  
Owner: HAYNES, RON & HAYNES, KAREN Roll Type: R  
Cycle Tag Sales Verification Other: Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 284563  
RMV Land: 425470 RMV Imp: 562760 RMV Total: 988230 MAV: 250920 MSAV: 33643 SAV: 57969  
Comment:

Notations

RP/MS Code Description  
RP ZONED FARM EFU ZONED

OSDs

Count Code Description RMV Code Area Exception  
1 MKTN OSD - NO LANDSCAPE 30000 14530 0  
1 SAA SA OSD - AVERAGE 45000 14530 0

Land

Site: 1 Code Area: 14530 Size: 12.33 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
Class: 2BDS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 317090 Exception: Y N  
Adjustment(s): VWFR, GSOIL Fire Patrol: Description:  
Comments: Liability year - 2008 / 08-09: QUALIFICATION FOR SPECIAL ASSESS / 08-09: MAP ROOM CORRECTION OF ACREAGE FROM 3.5 TO 3.36//  
00-01: DISQ FARM USE, PAT LIAB \$1829.94 . 2003-04 REAPPRAISAL.

Site: 3 Code Area: 14530 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
Class: Value Source: Farm Homesite Description: RMV: 33380 Exception: Y N  
Adjustment(s): VWFR, GSOIL Fire Patrol: Description:  
Comments: Liability year - 2009 / 10-11: PER #42 ADD VIEWF.RUR

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 - Year Blt: 1946 Eff Year Blt: 1946 Sq.Ft: 1494 % Complete: 100  
Desc: One Story Only Dimensions: RMV: 188670  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory Exception: Y N  
First Floor 4 - Finished 1494 3 FB-1 1946 1946 BATH - 1, KIT-, ROOF, HVAC, FP - 1  
Garage Attached 4 Unfinished 546 0 0 1946 1946 ROOF  
Carport Attached 3 Unfinished 468 0 0 1946 1946 ROOF

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity Exception: Y N  
YARD IMPROVEMENTS AVERAGE 4 1 1946 18135 1

Bldg: 4 Code Area: 14530 Stat Class: 143 + Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 1693 % Complete: 100  
Desc: One Story with basement Dimensions: RMV: 347420  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory Exception: Y N  
First Floor 4 + Finished 1213 2 FB-2 2008 2008 BATH - 2, KIT, HVAC+, FP - 1, ROOF  
Basement 4 + Finished 480 0 0 2008 2008 ROOF, HVAC+  
Garage Attached 4 Finished 484 0 0 2008 2008 ROOF

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity Exception: Y N  
YARD IMPROVEMENTS AVERAGE 4 1 2008 25947 1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14530 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 1392 % Complete: 100  
Desc: General Purpose Building (GB) Dimensions: 48x29 RMV: 10200  
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	1392	0	0	1990	1990	FAIR ✓

Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 3 Code Area: 14530 Stat Class: 351 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 1104 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 24x46 RMV: 10470  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	5	Finished	1104	0	0	1995	1995	FAIR ✓

Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 6 Code Area: 14530 Stat Class: 905 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 0 % Complete: 100  
 Desc: Rural Solar Panel/Array Dimensions: RMV: 6000  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

No floor data available

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

No accessory data available

LTH  
 10436  
 5  
 1990

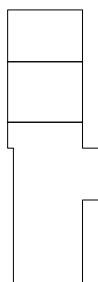
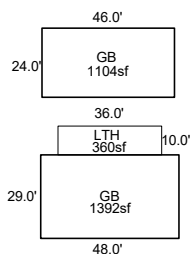
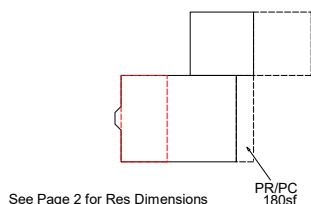
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536760 Parcel No.: 094W13 01200  
 Property Address: 4043 Buena Vista Rd S  
 City: Jefferson County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

536760  
094W13 01200  
SCALE=1:58



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GBA1	GB	1.0	1392.0	154.0		Apex by RW 05/23/08 EDITED BY NRC 01/21/2009 ADDED AC, CE 12/31/09 UPDATED BY CLOBERG 08/21/25			
	GB	1.0	1104.0	140.0					
	LTH	1.0	360.0	92.0	2856.0				
GLA0	BSMTF	1.0	480.0	92.0	480.0				
GLA1	MA	1.0	1213.0	141.8					
	MA	1.0	1494.0	178.0	2707.0				
GAR	AGF	1.0	484.0	88.0					
	AGU	1.0	546.0	94.0					
	AC	1.0	468.0	88.0	1498.0				
P/P	CD	1.0	440.0	84.0					
	PR/PC	1.0	180.0	72.0	620.0	<b>COMMENT TABLE 2</b>	<b>COMMENT TABLE 3</b>		
						MDL 06/17/25	CYCLE L3		
	Net LIVABLE	cnt	0	(rounded)	3,187				
	Net BUILDING	cnt	3	(rounded)	2,856				

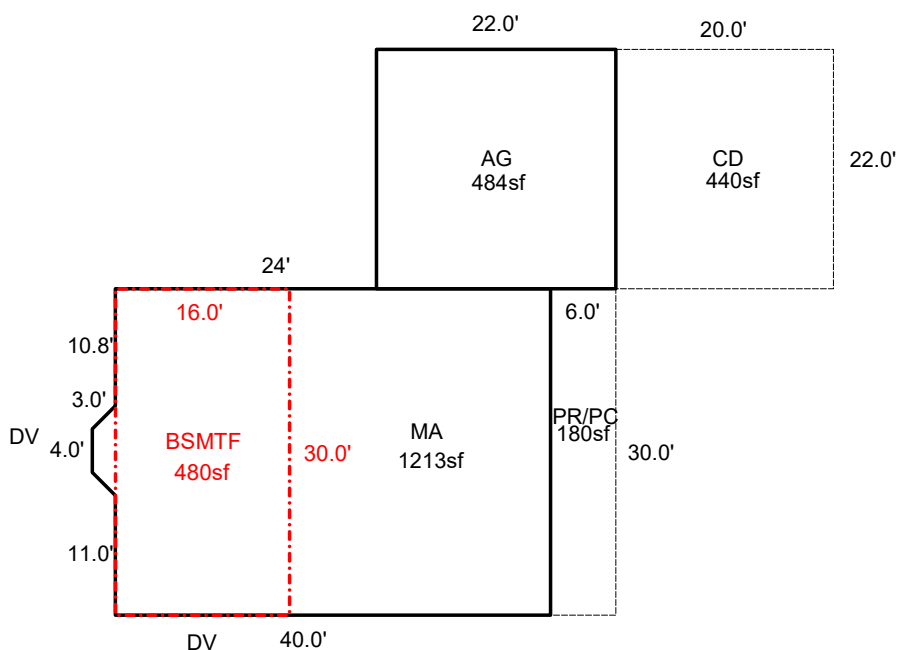
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 536760 Parcel No.: 094W13 01200  
 Property Address: 4043 Buena Vista Rd S  
 City: Jefferson County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**536760**  
**094W13 01200**  
 See Page 1 for Outbuildings



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	480.0	92.0	480.0
GLA1	MA	1.0	1213.0	141.8	1213.0
GAR	AG	1.0	484.0	88.0	484.0
P/P	CD	1.0	440.0	84.0	
	PR/PC	1.0	180.0	72.0	620.0

### COMMENT TABLE 1

Apex by RW 05/23/08  
 EDITED BY NRC 01/21/2009  
 ADDED AC, CE 12/31/09  
 UPDATED BY CLOBERG 08/21/25

### COMMENT TABLE 2

MDL 06/17/25

### COMMENT TABLE 3

CYCLE L3

Net LIVABLE                      cnt                      0      (rounded)                      1,693

# SKETCH/AREA TABLE ADDENDUM

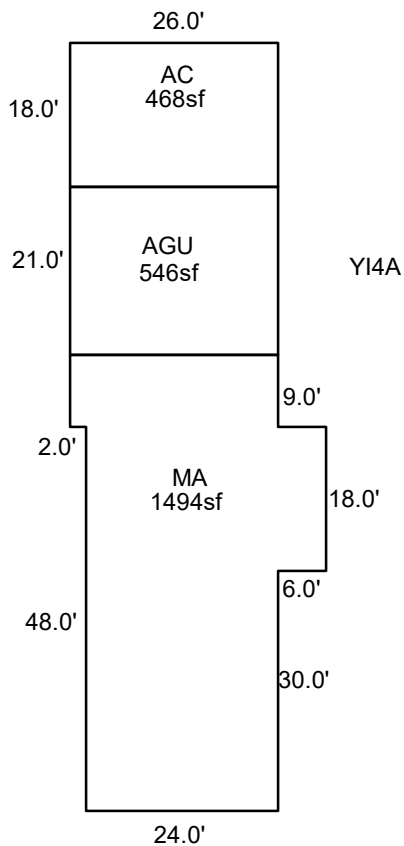
## SUBJECT INFO

File No.: 536760 Parcel No.: 094W13 01200  
 Property Address: 4043 Buena Vista Rd S  
 City: Jefferson County: State: OR ZipCode: 97352  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**536760**  
**094W13 01200**  
**Scale 1:30**

See Page 1 for Outbuildings



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1494.0	178.0	1494.0
GAR	AGU	1.0	546.0	94.0	
	AC	1.0	468.0	88.0	1014.0

### COMMENT TABLE 1

Apex by RW 05/23/08  
 EDITED BY NRC 01/21/2009  
 ADDED AC, CE 12/31/09  
 UPDATED BY CLOBERG 08/21/25

### COMMENT TABLE 2

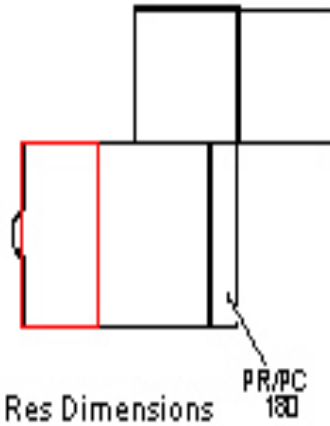
MDL 06/17/25

### COMMENT TABLE 3

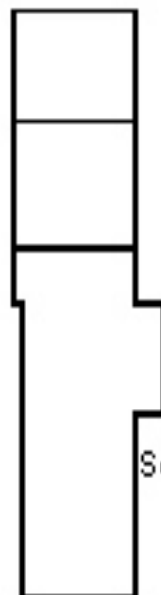
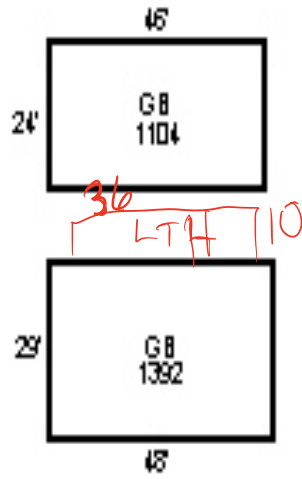
CYCLE L3

Net LIVABLE                      cnt                      0      (rounded)                      1,494

R36760  
094W13 01200  
SCALE=1:88



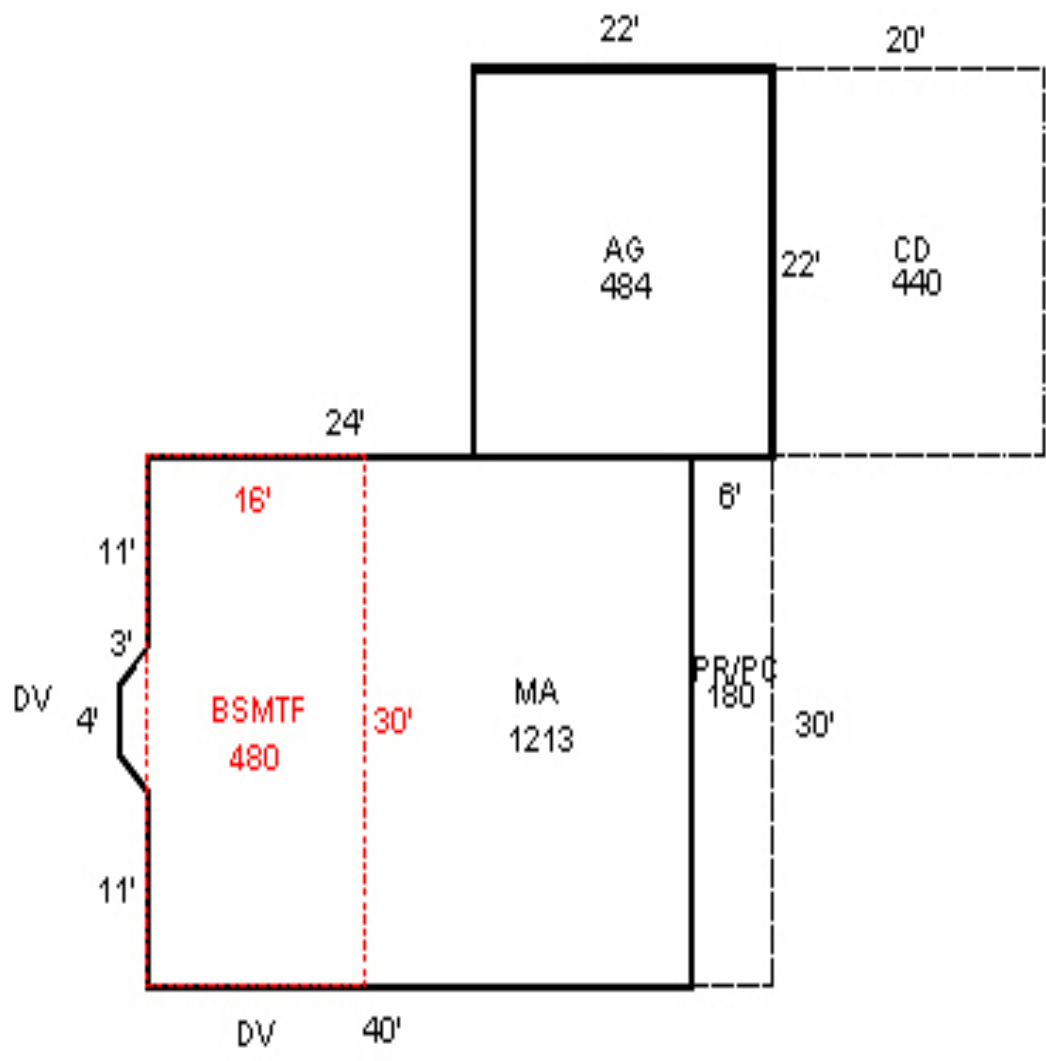
See Page 2 for Res Dimensions



See Page 3 for Res Dimensions

R36760  
094W13 01200

See Page 1 for Outbuildings



R36760  
094W13 01200  
Scale 1:30

See Page 1 for Outbuildings

